#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	11/3 Dalgety Street, St Kilda Vic 3182
Including suburb and	
postcode	
•	

#### Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

#### Median sale price

Median price	\$530,000	Pro	perty Type	Jnit	]	Suburb	St Kilda
Period - From	16/04/2023	to	15/04/2024	So	ource	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

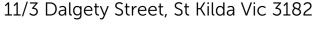
Address of comparable property		Price	Date of sale
1	18/1 Acland St ST KILDA 3182	\$240,000	05/02/2024
2			
3			

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 13:33









Property Type: Apartment **Agent Comments** 

### Chisholm&Gamon

Sam Gamon 03 9531 1245 0425 702 574 sam@chisholmgamon.com.au

**Indicative Selling Price** \$250,000 **Median Unit Price** 16/04/2023 - 15/04/2024: \$530,000

Agent Comments

## Comparable Properties



18/1 Acland St ST KILDA 3182 (REI/VG)

Price: \$240,000

Method: Sold Before Auction

Date: 05/02/2024

Property Type: Studio Apartment

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748



